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C-Plan Process

Dacorum's Requirements

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Welcome andrew.parrish@dacorum.gov.uk ▼

Please note that some questions may be omitted from the question sequence due to the type of development.



Items on this list requires content approval. Your submission will not appear in public views until approved by someone with proper rights.

Project

Land use and Design

Waste and Pollution

Energy and CO2

Nature

Community

Employment


Access

Development Name

162 Marlow

Application Number

4/01227/13

Dacorum 

Working

Three Rivers

Local Authority

Reigate and Banstead

Sutton

Dacorum

Development Address 1

<%Dec_Ac

Development Postcode

HP1 1BA

Developer Contact

Yun Kim

Developer e-mail

info@yunk

Submitted



Draft

Submitting

Preliminary

Submitted

Assigning

UnAssigned

Status

Assigned

Approving

Unapproved

Approved

Declined

Referred

More Info

Requested

DevelopmentType

Large Scale
Residential / Mixed
Use (5 or more
dwellings)

Is the development in an Air Quality Management Area (AQMA)?

☒ Yes ☐ No

AQMA Map

Is the devevelopment in a District Heating Opportunity Area (DHOA)?

☒ Yes ☐ No

Q1. Shouldn't this be a Yes?

Does the proposal
use previously
developed land as
opposed to a

Relevant Policy

More Information

Q2.

Relevant Policy

More Information

Q2b.

greenfield site?

☒ Yes ☐ No

Please provide details

Policies 9, 10, and 125

More Information

Does the proposal involve loss of open land or urban open space?

☒ Yes ☐ No

Please provide details

Policy 116

More Information

Does the proposal include the provision of open land or open space?

☐ Yes ☒ No

Please provide

Relevant Policy

More Information

Q3.

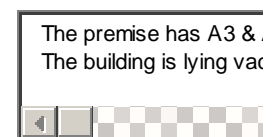
details

Policy 116

More Information

Does the proposal
make use of
derelict\under-
used\vacant land or
buildings?

☒ Yes ☐ No



Please provide
details

Policies 9, 10, 110

More Information

Does the proposal
adversely impact
the the setting of
features of
archaeological and
historic interest?

☐ Yes ☒ No



Please provide
details of historic
assets

Policy 114, 118, 19,
120, 121

More Information

Relevant Policy

More Information

Q4.

Relevant Policy

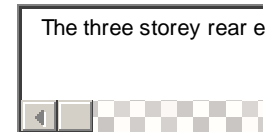
More Information

Q5.

Does the proposal
make the best use
of durable
materials?

☒ Yes ☐ No

The three storey rear e



Please describe
durable materials

Relevant Policy

Policy 1

More Information

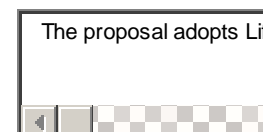
More Information

Q6.

Does the proposal
address the life
times homes
standard?

☒ Yes ☐ No ☐ Not
Applicable

The proposal adopts Li



Describe how
buildings for life has
been addressed

Relevant Policy

Policy 1, 11

More Information

More Information

Q7.

Does the proposal
avoid using high
quality agricultural
land?

☒ Yes ☐ No

Relevant Policy

More Information

Q8.

Relevant Policy

More Information

Q9.



Please provide details

Policy 108

More Information

Does the proposal maximise solar gains by making the best use of the sun, avoiding overshadowing, size and orientation of the windows?

☒ Yes ☐ No

Attach
Documentary
Evidence
Please Attach details

Policy 108

More Information

Does the proposal adversely impact on designated landscape sites?

☒ Yes ☐ No



Please provide details

Relevant Policy

More Information

Q10.

Policies 11,97,102

More Information

Does the proposal integrate well into its surroundings (shape, size and materials complement those of surroundings)?



Yes



No

The existing facade of



If yes provide details. If not give reasons why.

Relevant Policy

More Information

Q11. This could presumably be a Yes with the roof garden and planting, otherwise? Otherwise please explain why not?

Policies 11

More Information

Does the proposal include good standards of screening and landscaping (e.g. through the use of soft boundary treatment such as hedges and shrubs, native species and landscape management plans)?



Yes



No



Relevant Policy

Policy 11

More Information

More Information

Q12.

Does the proposal take opportunities to improve the street scene or appearance of the area?

☒ Yes ☐ No

The proposal is not going to be accepted.

If yes provide details. If not give reasons why.

Relevant Policy

Policy 12

More Information

More Information

Q1.

Does the proposal minimise the need for aggregates?

 Yes  No  Not Applicable

Why NA?

Please provide details

Relevant Policy

Policies 1, 127, 128 129

More Information

More Information

Q2.

Does the proposal include a site investigation to identify soil contamination and take correct measures for

decontamination?

☒ Yes ☐ No ☐ Not Applicable

Please provide details

Relevant Policy Policies 1,11, 125 and Appendix 4(iii)

More Information More Information

Q3. Does the proposal minimise the amount of waste produced by taking measures to re-use and recycle waste?

☒ Yes ☐ No ☐ Not Applicable

Why N/A?

Please provide details

Relevant Policy Policies 127, 129

More Information More Information

Q4. Does the proposal encourage the use of a recycled, recyclable and durable products e.g.) salvage material for re-use\recycling, demolition materials for hardcore and aggregate?

☒ Yes ☐ No ☐ Not Applicable

Why NA?

Please provide details

Relevant Policy Policy 129

More Information More Info

Q5. Does the proposal reduce air pollution and dust both in construction and operation

e.g.) low polluting boilers, low traffic volumes and wheel cleaning and damping to reduce dust?

☒ Yes ☐ No ☐ Not Applicable

Please provide details

Please provide details

Relevant Policy Policy 1, Appendix 4(iii)

More Information More Information

Q6. Does the proposal maintain or improve water quality and protect groundwater from contamination e.g. sewer renewal, waterway maintenance, reed beds for waste water treatment?

☒ Yes ☐ No ☐ Not Applicable

Why NA?

Please provide details

Relevant Policy Policy 104, Appendix 3(viii)

More Information More Information

Q7. Does the development limit indoor water consumption in the home to no more than 105 litres p/p p/d, by fitting appropriate appliances?

☒ Yes ☐ No ☐ Not Applicable

Please provide details

Relevant Policy Policy 124

More Information

More Information

Q8.

Does the development minimise outdoor water consumption by providing rainwater storage facilities?

☒ Yes ☐ No ☒ Not Applicable

Why NA?

Please provide details

Relevant Policy

Policy 124

Q9.

Does the proposal protect the hydrology of the site and the surrounding area e.g. by using permeable surfaces for car parking, provide open water areas, minimise road length, avoid water run-off into watercourses, avoid building on floodplains?

More Information

☒ Yes ☐ No ☒ Not Applicable

Why NA?

Please provide details

Relevant Policy

Policy 107, 124, Appendix 3 (viii)

Q10.

Does the proposal minimise noise e.g. through building design, traffic reduction, use of quieter technology, hours of operation?

More Information

☒ Yes ☐ No ☒ Not Applicable

Please provide details

Relevant Policy

Policy 11, Appendix 3 (vi), Appendix 4 (iii)

<p>More Information</p>	<p>Q11.</p>	<p>Does the proposal minimise light pollution e.g.) design of buildings, avoiding the need for floodlighting, design to minimise light needs?</p>
	<p> <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Not Applicable </p> <div data-bbox="453 510 815 642"> <p>Energy saving LED downlight w</p> </div> <p>Please provide details</p>	
<p>Relevant Policy</p>	<p>Policies 1,11 and Appendix 8</p>	
<p>More Information</p>	<p>More Information</p>	
<p>Q12.</p>	<p>Does the proposal minimise odours from buildings and plant?</p> <p> <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Not Applicable </p> <div data-bbox="453 1048 815 1180"> </div> <p>Please provide details</p>	
<p>Relevant Policy</p>	<p>Policy 1</p>	
<p>More Information</p>	<p>More Info</p>	
<p>Q13.</p>	<p>Does the proposal provide information on pollution levels and sources to allow effective action to be taken?</p> <p> <input checked="" type="radio"/> Yes <input type="radio"/> No <input type="radio"/> Not Applicable </p> <div data-bbox="453 1624 815 1756"> </div> <p>Please provide details</p>	
<p>Relevant Policy</p>	<p>Appendix 4(iii)</p>	
<p>More Information</p>	<p>More Information</p>	
<p>Q14.</p>	<p>Does the proposal avoid unsafe building</p>	

materials e.g. asbestos, organochlorides?

☒ Yes ☐ No ☐ Not Applicable

Please provide details

Relevant Policy Policy 11, Appendix 4 (ii)

More Information More Info

Q15. Does the proposal store hazardous materials safely?

☒ Yes ☐ No ☐ Not Applicable

How?

Please provide details

Relevant Policy Policy 125

More Information More Information

Q1. Does the proposal, where possible, seek to maximise energy conservation.

☒ Yes ☐ No ☐ Not Applicable

Please provide details

Relevant Policy Policies 1,122,123

More Information More Information

Q2. Has the the inclusion of renewable energy been considered where viable?

☒ Yes ☐ No

Development should aim to match the carbon emission reductions standard that makes up Building Regulations Part L, as a minimum.

Relevant Policy Policies 1,122,123

More Information More Information

Q3. Does the proposal include district heating generating technology?

☒ Yes ☐ No



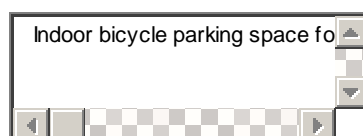
Development in Hemel Hempstead Town Centre, Maylands Business park and large-scale greenfield development in the borough development should be delivering district heating. Please provide details.

Relevant Policy Policies 1,122,124

More Information C-Plan Carbon Assessment

Q4. Does the proposal encourage energy efficient modes of transport e.g.walking, cycling and public transport?

☒ Yes ☐ No ☐ Not Applicable



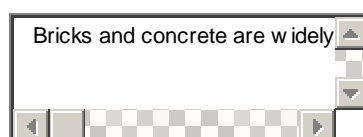
explain how the proposal achieves this i.e. Is it close to bus stops, railway station or near a cycle route. Please provide details

Relevant Policy Policies 11,49

More Information C-Plan Carbon Assessment

Q5. Does the proposal minimise energy use during construction in terms of extraction, manufacture, transport use and disposal in construction e.g. minimise changes to site levels, use of local materials, avoid use of aluminium?

☒ Yes ☐ No ☐ Not Applicable



Development should aim to minimise the carbon footprint of the build by

minimising energy use during construction and minimising the energy used in the production of the materials used. Please provide details

Relevant Policy Policy 1

More Information More Information

Q1. Does the proposal adversely impact on designated site/features of nature conservation importance, including Sites of Special Scientific Interest, Wildlife Sites and protected species, such as bats?

☐ Yes ☒ No ☐ Not Applicable

Why? Please provide details

Please provide details

Relevant Policy Policies 102,103,99,104

More Information More Information

Q2. Does the proposal conserve and make positive provision for nature conservation , naturally shaped watercourses, nature planting?

☐ Yes ☒ No ☐ Not Applicable

Why NA?

Please provide details

Relevant Policy Policies 104,105,99

More Information More Information

Q3. Does the proposal ensure waste products do not harm wildlife?

☐ Yes ☒ No ☐ Not Applicable

How?

Relevant Policy

Please provide details

Policies 11,125,129

More Information

More Information

Q4.

Does the proposal use timber from local sustainable sources?

☒ Yes ☐ No ☒ Not Applicable

Why NA?

Please provide details

Relevant Policy

Policy 1

More Information

More Information

Q5.

Does the proposal provide for on-going management of habitats?

☒ Yes ☐ No ☒ Not Applicable

Why NA?

Please provide details

Relevant Policy

Policies 99,100,103,104,114

More Information

More Information

Q1.

Does the proposal provide affordable housing or where appropriate a commuted payment?

☒ Yes ☐ No ☒ Not Applicable

Please provide details

Relevant Policy

PPS 3, Policy 20, Advice Note

More Information

More Information

Q2.

Does the proposal provide or support local facilities e.g. shops, community facilities (including education), bus services?

☒ Yes ☐ No ☐ Not Applicable

We are going to develop the lon

Please provide details

Relevant Policy

More Information

More Information

Q3.

Does the proposal improve leisure and recreation facilities, maintains public access to open space and\or provide open space and commuted sums for maintenance?

☐ Yes ☐ No ☒ Not Applicable

Why NA? Reference could presumably
Be made to the s106 Planning Obligations
for Child Play Space and Natural Green
Space?

Please provide details

Relevant Policy

Policies 11,125,129, Appendix 4

More Information

More Information

Q4.

Does the proposal seek to involve the community in the development of proposals?

☐ Yes ☒ No ☐ Not Applicable

Please provide details

Relevant Policy

Statement of Community Involvement

More Information

More Information

Q5.

Does the proposal form strong diverse neighbourhoods which encourage vibrant local communities?

☒ Yes ☐ No ☐ Not Applicable

We believe that the proposal w

Please provide details

Relevant Policy

Policies 70,74,76,88,89

More Information

More Information

Q6.

Does the proposal minimise opportunities for crime through the layout of buildings and spaces e.g.) natural surveillance of paths and appropriate landscaping?

☒ Yes ☐ No ☐ Not Applicable

The proposal w ill follow and ad

Please provide details

Relevant Policy

Policy 11, Appendix 3 (vii)

More Information

More Information

Q1.

Does the proposal increase job opportunities for local people?

☐ Yes ☒ No ☐ Not Applicable

Please provide details

Relevant Policy

Policies 29,30,36,41

More Information

More Information

Q2.

Does the proposal add to the diversity of the local economy?

☐ Yes ☒ No ☐ Not Applicable

Please provide details

Relevant Policy

Policy 41

More Information

More Information

Q3.

Does the proposal promote socially and environmentally responsible business practice e.g. waste, minimisation, office recycling, energy saving schemes, noise reduction.C1_Q1_Text?

☒ Yes ☐ No ☒ Not Applicable

Please provide details

Relevant Policy

Policies 11,125,129, Appendix 4

Q1.

Does the proposal minimise distances to the main employment centres, shops, recreation and community facilities and schools?

☒ Yes ☐ No ☒ Not Applicable

Please provide details

Relevant Policy

Policy 1,2,49,61,62

More Information

More Information

Q2.

Does the proposal maximise access for pedestrians and cyclists to and within the development?

☒ Yes ☐ No ☒ Not Applicable

Please provide details

Why NA?

Relevant Policy Policies 1,2,10,11,49,61,62


More Information More Information

Q3.

Does the proposal improve access to buildings for all (wheelchair users, people with young children and disabled people)?

☒ Yes ☐ No ☐ Not Applicable

The main entrance will be appro



Please provide details

Relevant Policy Policies 11,61-64

More Information More Information

Q4.

Does the proposal make public transport a more attractive or a more viable alternative (e.g. more frequent buses, bus preference measures, increased populations in transport corridors).

☐ Yes ☒ No ☐ Not Applicable

Why NA? Wouldn't locating residential in the town centre make public transport more viable?



Please provide details

Relevant Policy Policies 49,51


More Information More Information

Q5.

Does the proposal meet the requirements for the preparation and implementation of a Green Transport Plan?

☐ Yes ☒ No ☐ Not Applicable

Indoor bicycle parking space fo



Please provide details

Relevant Policy Policy 51

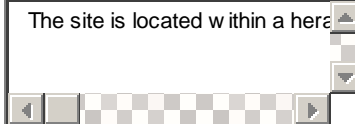
More Information More Information

Q6.

Does the proposal make appropriate provision for parking e.g. appropriate levels and standards of parking?

☒ Yes ☐ No ☐ Not Applicable

The site is located within a here



Please provide details

Relevant Policy

Policies 11,51,55,57,58,59,60

More Information

More Information

Cancel

Save and Continue

Save and Exit



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Energy Centre for
Sustainable Communities

Thameswey
Ltd

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